

**Central and Camelback Water Quality Assurance Revolving Fund (WQARF) Site  
Community Advisory Board Meeting**

Monday June 28, 2004

6:00 p.m. to 8:00 p.m.

Arizona Department of Environmental Quality, Rm 145  
1110 W. Washington, Phoenix

**FINAL MINUTES**

Ref: PIOUS #05-003

CAB members present: Allene Pierce-Avery, Peter Zorbas, Pam Perry, Carm Moehle, Frank Connell, Lynn Morrow

ADEQ Staff in attendance: Tom DiDomizio, Project Manager, Joey Pace, Hydrologist, Wendy Van Deusen, Community Involvement Coordinator

Members of the public present: Rich Petrus-HydroGeo Chem, Stan Watts-Windsor Square Conservation Dist., Howard Steere-Valley Metro

---

The following matters were discussed, considered, and decided at the meeting:

- 1. Welcome and introductions**  
Mr. Frank Connell, CAB Co-chair, introduced himself. CAB members and others present introduced themselves.
- 2. Acceptance or changes to November 10, 2003 meeting minutes**  
Ms. Allene Pierce-Avery moved to accept the minutes of the November 10, 2003 meeting as written.  
Mr. Peter Zorbas seconded the motion.
- 3. Discussion and voting on new CAB Co-Chairs-**  
Mr. Zorbas moved to have Ms. Pierce-Avery and Mr. Connell stay the co-chairs, it was seconded by Ms. Pierce Avery, voted on and passed.
- 4. Light Rail Project Schedule update and summary**  
Mr. Howard Steere summarized activities that have occurred since the last meeting. A new CEO has been hired at Valley Metro Rail and 95% of the design and engineering phase is completed. The outstanding issues that are pressing right now are the Park and Ride that is located west of Central and a hold on the design phase for the Encanto and McDowell area.

The issue with the park and ride is that an application was received by Central Village to be a potential historic neighborhood. There are two structures that would affect the Park and Ride plans for the Light Rail if they are granted the historic determination. The design phase of the Park and Ride is on hold because the public concerns could not be met with these buildings in the area. A new proposed design will move the park and ride west, between 3<sup>rd</sup> and 6<sup>th</sup> Avenues to fit the needed amount of parking spaces.

A new design will be proposed for a new park and ride, further west. The area between 3<sup>rd</sup> to 6<sup>th</sup> Avenues businesses will be acquired for the street widening and light rail. The constraints are the historic preservation and the neighborhood need for a park and ride.

In the fall, community meetings will be held to help all parties determine what's best for the area. The proposed park and ride will be accessible from two stations, it will be longer than wider and a longer walk, approximately 900 feet, for riders to catch the light rail. This is necessary to have enough parking spaces for the park and ride. The light that is proposed will remain at 3<sup>rd</sup> Avenue and will remain regardless of design or placement.

A discussion was held about what will be happen along the 3<sup>rd</sup> Avenue and 7<sup>th</sup> Avenue strip properties. The neighborhood needs to be clear on what they want and Valley Metro rail will do its part to accommodate the needs. The frontage property along Camelback will be acquired, at least 40 feet for road widening.

A discussion was held on the plans, vision, for the corner of Central and Camelback, in terms of development. Ms. Pierce-Avery addressed the billboard and what would happen to it, and asked how the treatment plant affects the site. Mr. Steere answered that the treatment facility helps because it is aiding in the clean-up to make the site more desirable.

A question was raised about how the historic preservation department is working with Valley Metro light rail on the look of Central Avenue. Howard stated that the light rail is aware of the concerns of the preservation office. The main point and issues are the character of the avenue and a straight row of palm trees and maintenance for a U corridor.

Notification will go out to the community, including CAB members, as the light rail process continues for all the surrounding community areas. Some discussion was held on traffic direction and flow at the intersection of Central and Camelback, specifically left turns.

## **5. Site Status and budget**

Mr. Tom DiDomizio introduced Ms. Joey Pace, the new Hydrologist for the site and then introduced Mr. Rich Petrus of Hydro Geo Chem (HGC), the new State contractor for the site. HGC was hired in March of 2004 to perform operation and maintenance on the treatment system and conduct an ERA evaluation of the Maroney's property. Mr. DiDomizio and Mr. Petrus presented a slide show that encompassed site information since the last meeting. Mr. Petrus stated that two rounds of groundwater sampling were performed and a majority of wells were found to be dry. Mr. DiDomizio stated at this point that the water table has dropped to around 60 feet. The drought and SRP pumping has caused the lowering levels. The Unocal site in the area is close to requesting closure and most of their wells are dry as well. Their remediation system has been decommissioned. Mr. DiDomizio also stated that the remediation system is still in operation at the One Camelback building and that they are no longer pulling PCE into their dewatering well network.

Mr. Petrus continued with the slide show and stated that the pump in extraction well #3 has been replaced and that they were in the process of replacing a pressure transducer in extraction well #4. There have been no major problems with the operation of the treatment system and the last carbon change out occurred in March 2004. Through the first quarter, nine million gallons have been treated and approximately 15lbs. of VOCs have been removed. The average flow rate during the first quarter was 72 gallons a minute. This system flow rate was down from the typical 100 gpm during the first quarter 2004 due to extraction well 3 being down. From startup through the first quarter of 2004, 154 lbs of VOC's have been removed and 144 lbs of that was PCE.

Mr. Petrus talked about the ERA evaluation that took place at Maroney's Dry Cleaners facility during June 2004. HGC conducted a soil, soil gas and groundwater investigation on the Maroney's property. During this investigation five borings were drilled and the following wells were installed: one vapor extraction well; two nested vapor extraction/monitoring wells; one nested vapor monitoring well; and one groundwater monitoring well. The monitoring well was constructed to be converted, if needed into an extraction well which could be connected to the existing groundwater treatment system. HGC is currently analyzing the results from this investigation and will be preparing an ERA Evaluation Report. Mr. Petrus explained how the vapor extraction wells would be used to extract subsurface soil contamination. Mr. Petrus showed slides of the different wells that were installed.

Mr. Connell wondered about the direction for the site. Mr. Petrus answered that the next step is, dependent on the results of the soil vapor extraction (SVE) pilot test, an ERA may be conducted at the site. The SVE pilot test will determine the radius of the influence of vapor wells and whether it is feasible to recover VOC contamination from the subsurface using SVE. Installation of additional vapor extraction wells may be required depending on the pilot test results. Ms. Pierce-Avery was concerned about noise that the soil vapor extraction machinery will produce. Mr. DiDomizio stated that by using carbon to remove contaminants from the vapor stream the system would not be noisy. Mr. Petrus explained the process of vapor extraction to the CAB members and why it is the process of choice.

Mr. DiDomizio stated that there is enough money in the project budget to do the pilot testing and to go forward with soil vapor extraction ERA, if needed.

Ms. Pierce-Avery would like an easel at the next meeting to see the maps easier.

#### **6. Call to the public-**

Brownfields – The CAB was confused about what Ms. Roseannae Sanchez requested for the Brownfields project. Some mailings were confusing as to what is going on at this site regarding Brownfields. Ms. Pam Perry has a copy of the proposal. She stated that Ms. Sanchez has been awarded her grant and might target the Central and Camelback site. The CAB would like to have Ms. Sanchez come in and talk about what her grant will be doing and what effect it will have on the location. The CAB is also curious what effect Brownfield's might have on light rail.

Ms. Pierce –Avery stated that she has a new e-mail address

Mr. Stan Watts, Windsor Square association, asked if there are any plans for more monitoring in the area close to his property, up by Missouri Road. Mr. DiDomizio stated that more wells are

planned to be installed in the north and west direction and that there will be an updated map in the future.

A public member arrived late and offered a suggestion to have someone at the door or a new location. Brophy was offered as a possible new location. It was determined that ADEQ was a good location and that the locked door is the only issue. CAB members agreed to continue to hold meetings at ADEQ.

**7. Future Meetings/Agenda Topics**

The next CAB meeting is scheduled for September 27 at ADEQ, 6:00 pm and then on a quarterly basis after that.

Mr. Connell adjourned the meeting.